



**NOTICE OF PREPARATION
OF A
ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED
900 KIELY BOULEVARD PROJECT
(Former Kaiser Hospital and Medical Buildings Site)
PROJECT FILE NUMBER: PLN2007-06802
January 30, 2008**

INTRODUCTION

The City of Santa Clara has determined that an Environmental Impact Report (EIR) is required for the proposed 900 Kiely Boulevard Project (project), located in the west-central portion of the City of Santa Clara at 900 Kiely Boulevard, the former Kaiser Hospital and Medical Building site (see **Figure 1, Regional and Site Location Map**). The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project that an agency may implement or approve. The EIR will evaluate the project's environmental impacts and develop measures to mitigate potentially significant impacts. The EIR will also include an evaluation of alternatives to the project that could avoid or reduce one or more of the potentially significant effects.

This Notice of Preparation (NOP) is prepared pursuant to Section 15082 of the *California Environmental Quality Act (CEQA) Guidelines*, to announce the initiation of the EIR process and to solicit comments from responsible and interested agencies, utilities, interest groups, neighboring property owners, and members of the public concerning the scope of issues to be addressed in the EIR. Comments on the project's potential environmental impacts, and recommendations for ways of avoiding, reducing, or otherwise mitigating those effects should be focused and submitted to the person and address listed below. If you are a governmental agency with some form of discretionary authority over initial or subsequent aspects of this project, please describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility.

As the Lead Agency for preparation of the EIR, the City of Santa Clara requests that you submit written comments within 30 days of receipt of this NOP.

Please submit written comments to:

**City of Santa Clara
Gloria Sciara, AICP,
Development Review Officer
1500 Warburton Avenue
Santa Clara, CA 95050 or
gsciara@santaclaraca.gov**

PROJECT LOCATION

The approximately 26-acre project site is located in the west-central portion of the City of Santa Clara. The irregularly-shaped site is comprised of three parcels (see **Figure 2, Proposed Site Plan**). Two contiguous parcels, Parcels 1 and 2 are located south of Kaiser Drive, west of Kiely Boulevard and east of Pepper Tree Lane and Parcel 3 is located north of Kaiser Drive.

SITE CONDITIONS

Parcel 1 is approximately 5 acres, Parcel 2 is approximately 18 acres, and Parcel 3 is approximately 3 acres. The site was previously occupied by a Kaiser Permanente Hospital facility that has recently relocated to a larger site. The following vacant buildings remain onsite: an approximately 382,000 square foot, eight-story hospital building with seven floors above grade and one floor below grade, and approximately 79,700 square feet of single-story buildings including, nine single-story medical-office/administrative buildings, and four single-story mobile office/administrative trailers. The total existing building space on the site is approximately 461,700 square feet. The remainder of the site consists of paved (asphalt) parking lots and associated lighting, internal roadways, and vegetation. Mature stands of trees, including redwood species (*Sequoia sp*), Canary Island pine (*Pinus canariensis*), Chinese elms (*Ulmus parvifolia*), and coast live oak (*Quercus agrifolia*), are present on the site, mainly in the southern portion of the site.

Kaiser Drive, a public roadway, bisects the project site in an east to west direction. Parcels 1 and 2 are located south of Kaiser Drive, and Parcel 3 is located north of Kaiser Drive. Parcels 1 and 2 are bounded by Kaiser Drive to the north, Pepper Tree Lane to the west, Saratoga Creek and single-family homes to the south, and Kiely Boulevard to the east. Parcel 3 is bounded by condominiums to the north and west, Kaiser Drive to the south, and Kiely Boulevard to the east. A community park (Central Park) is located on the east side of Kiely Boulevard.

Kaiser Drive and Kiely Boulevard provide access to the site. There are 14 access driveways that currently serve the site: 10 access driveways that serve Parcels 1 and 2, and 4 access driveways that serve Parcel 3. For Parcels 1 and 2, these include 3 gated-access driveways from Kaiser Drive; 2 exit-only driveways from Kaiser Drive; 2 exit-only driveways from Kiely Boulevard; 1 two-way driveway from Kiely Boulevard, and 2 two-way driveways from Kaiser Drive. For Parcel 3, access includes three access driveways from Kaiser Drive and one from Kiely Boulevard.

Parcels 1 and 2 are currently zoned General Office (OG) by the City's Zoning Map and designated Residential Medium Density (26 to 35 dwelling units per acre by the City's General Plan), and Parcel 3 is zoned Professional Office (OA) and designated Residential Moderate Density (19 to 25 dwelling units per acre).

PROJECT DESCRIPTION

The applicant is requesting approval for a Planned Development-Master Community (PD-MC) zoning district, a vesting tentative map, and a development agreement to allow for a mix of densities and residential-type homes. Approval of the PD-MC zoning district, vesting tentative map, and development agreement would provide a mix of residential units and open space uses on the project site. The PD-MC zoning district is intended for mixed-use developments on a site greater than 25 acres and establishes regulations that are compatible with the existing community. The PD-MC zoning district procedures, described in Section 18.56.050 of the Santa Clara City Code, requires the submittal of two separate applications, the master community plan and the development plan. These two submittals require separate City Council approval. The City Council must first approve the master community plan, prior to approving the development area plan. The development area plan must conform to the approved master community plan and must meet the requirements in Section 15.56.090 of the Santa Clara City Code. The following four types of residential units are proposed with the PD-MC zoning district application: single-family detached; single-family attached (town houses and row houses; and multi-family (apartments). A total of 812 residential units would be developed, including 45

single-family units on individual lots, 152 single-family attached (town houses) units, and 542 multi-family (apartments) units on Parcels 1 and 2; and 73 attached single-family (row houses) units on Parcel 3. Approximately 7 acres of usable common open space would be provided, as well as recreational amenities including both active and passive opportunities (e.g., swimming pool, spa area, fitness center, club room, etc.). Existing buildings on the project site would be demolished for the construction of the proposed project.

Access to the site would be provided from Kaiser Drive and Kiely Boulevard. No public access would be provided from Pepper Tree Lane or Miles Drive. Parcels 1 and 2 are proposed to have one primary entry way and one secondary entry way from Kiely Boulevard. Parcel 3 is proposed to have two driveway entries from Kaiser Drive. Primary and secondary streets would be constructed to provide internal circulation, with the main vehicular circulation in a north-south and east-west direction. Emergency vehicle access would be provided from Kiely Boulevard. The internal roadways have been designed to provide a 36-foot inside, 56-foot outside fire truck turning radius.

POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The Environmental Checklist Form (CEQA Guidelines Appendix G) lists 16 broad parameters or environmental topics that are to be considered when evaluating the potential effects of a proposed project or action. The 900 Kiely Boulevard Project EIR will address all of the topics on the environmental checklist. However, the following 10 (identified in ***bold italics***) have been identified as key topics for the project:

- ***Aesthetics***
- Agricultural Resources
- ***Air Quality***
- ***Biological Resources***
- Cultural Resources
- Geology, Soils, and Seismicity
- ***Hazards and Hazardous Materials***
- ***Hydrology and Water Quality***
- ***Land Use and Planning***
- Mineral Resources
- ***Noise***
- ***Population and Housing***
- ***Public Services***
- Recreation
- ***Transportation and Traffic***
- ***Utilities and Service Systems***

1. Aesthetics

The project site is surrounded by single- and multi-family homes to the north and west, Saratoga Creek to the south, and Central Park to the east. The project would demolish the existing buildings on site and develop a mix of residential units and open space uses at the site. The EIR will describe the visual changes that would occur as a result of project implementation, and will analyze potential light and glare impacts as well as shadow impacts on the existing surrounding land uses. Mitigation measures will be identified for significant impacts, as warranted.

2. Agricultural Resources

The project site is currently fully developed with a vacant hospital facility, paved (asphalt) surface parking, and associated landscaping. The site is currently zoned as General Office (OG) with a small portion of the site north of Kaiser Drive zoned Professional Office (OA). The EIR will present this information.

3. Air Quality

The EIR will characterize the existing air quality conditions in the region. Construction emissions will be evaluated and operational emissions will be estimated and reported in the EIR. Additionally, the EIR will discuss project impacts on Global Climate, along with the effects of “heat island” as a result of project implementation. Mitigation measures will be identified for significant impacts, as warranted.

4. Biological Resources

The project site is currently developed with a hospital facility, parking areas, and associated landscaping. Saratoga Creek is located along a portion of the site’s southern boundary. A biotic assessment will be prepared for the project for use in the EIR. Background information will be reviewed and a field survey will be conducted for the project site to document the general wildlife use of the site and immediate adjacent areas. The proposed project’s impacts on existing sensitive biotic resources (i.e., regulated habitats and special-status species) will be assessed. Mitigation measures will be developed to reduce any identified significant impacts, if warranted.

5. Cultural Resources

Cultural resources are not expected to be adversely affected because the hospital building does not qualify as a historic resource. This will be documented in the EIR. The EIR will include the appropriate mitigation measures to address inadvertent discovery of subsurface cultural resources during site development.

6. Geology and Soils

The EIR will provide information on the geologic setting of the site and region, including information on seismic ground shaking, erosion, ground surface settlement and other geotechnical hazards. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site. Mitigation measures will be identified for significant impacts, as warranted.

7. Hazards and Hazardous Materials

Primary concern relative to hazards and hazardous materials for the site relate to the use and accidental releases of hazardous materials associated with the previous hospital use at the site. Phase I and II environmental site assessments will be used to evaluate the existing conditions related to hazards and hazardous materials on site. The potential for exposure of the public and environment to the effects of hazardous materials, especially during demolition and excavation activities will be addressed in the EIR. Mitigation measures will be identified for significant impacts, as warranted.

8. Hydrology and Water Quality

Stormwater runoff from the site is expected to be directed to the City's storm drain system and would not be discharged into Saratoga Creek. The EIR will describe the existing drainage conditions on site, the creek's location to the project site, and potential impacts to surface waters during construction and operation phases of the project. Compliance with Santa Clara County and Santa Clara Valley Water District requirements related to urban runoff will be discussed along with best management practices to minimize impacts to water quality. Mitigation measures will be proposed as necessary to address identified potentially significant water quality impacts, as warranted.

9. Land Use and Planning

The project site is currently zoned General Office (OG) by the City's Zoning Map, with a small portion of the site north of Kaiser Drive zoned Professional Office (OA). The parcels will need to be rezoned to a Planned Development – Master Community zoning district allow for the development of the proposed project. A land use and planning impact analysis will be prepared to evaluate the existing and proposed zoning designations and their consistency with the General Plan, Zoning Ordinance, and other land use regulations. The EIR will identify and analyze the potential direct and indirect impacts of the proposed project with regard to land use and planning.

10. Mineral Resources

The project is developed with a hospital facility and paved surface parking. It not anticipated that implementation of the proposed project will impact mineral resources. The EIR will provide evidence to support this conclusion.

11. Noise

A site visit will be conducted to identify nearby sensitive receptors and characterize existing ambient noise levels. The project would expose nearby sensitive receptors to short-term construction noise during the construction phase and potentially long-term noise associated with a changed traffic pattern and volume compared to the former hospital use. The proposed project will be reviewed to confirm that there are no other significant sources of operational noise, other than traffic, associated with the project. Increases in noise levels due to traffic will be quantified in the EIR based on traffic data for the proposed project. Mitigation measures will be recommended if potentially significant impacts are identified.

12. Population and Housing

Development of the project could increase the total residential population of the City of Santa Clara. The EIR will evaluate the potential increase in City population and the project's effect on the housing inventory.

13. Public Services

Project implementation would increase the demand for fire and police services in the area. The new housing would generate an increase in student demands for schools serving the project site. The residents of the new housing would also generate an increase in demand for parks within the surrounding area. The EIR will evaluate the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts. Mitigation measures will be recommended if potentially significant impacts are identified.

14. Recreation

The project could increase the use of existing neighborhood and regional parks in the area. The EIR will evaluate the potential for accelerated deterioration of existing parks from increased use of facilities caused by project implementation. Mitigation measures will be identified for significant impacts, as warranted.

15. Traffic and Circulation

A traffic impact analysis will be prepared for the project following guidelines set forth by the City of Santa Clara and the Santa Clara Valley Transportation Authority (VTA), to evaluate existing conditions and potential project construction, operational, and cumulative impacts. Mitigation measures will be identified for significant impacts, as warranted.

16. Utilities and Service Systems

Information will be gathered by contacting service providers for water, storm water, wastewater, natural gas, and electrical service to the project site to document existing conditions. The EIR will evaluate the potential impacts related to expansion of existing utilities or the construction of new facilities as a result of project implementation. Mitigation measures will be identified for significant impacts, as warranted.

Alternatives

The EIR will analyze a reasonable range of alternatives to the proposed project that focus on avoiding or reducing the significant impacts of the proposed project, while feasibly attaining most of the project objectives. The EIR will provide a comparative evaluation of each alternative for each environmental topic.

Significant Unavoidable Impacts

The EIR will identify those significant project impacts that cannot be avoided.

Cumulative Impacts

The proposed project has the potential to contribute to cumulative impacts associated with the above-mentioned topics. The EIR will identify reasonably foreseeable projects as well as planned projects in the vicinity, and will evaluate the combined effects of the project together with the effects of future projects.